



# LoanSafe Appraisal Manager™

Your Key to Complete Appraisal Risk Analysis and Efficient Quality Review

Choose LoanSafe Appraisal Manager™ from CoreLogic® and reviewers and underwriters will be well on their way to effectively determining appraisal completeness and quality, risk of repurchase, valuation certainty, market risk and more.

LoanSafe Appraisal Manager delivers the transparency into appraisal reports that review teams need to prioritize resources, streamline review methods and ensure all appraisals are high-quality and follow industry standards and regulatory requirements. Utilizing market-leading valuation analytics from CoreLogic, LoanSafe Appraisal Manager automatically evaluates the data from an appraisal and provides an analysis of key risk and quality factors, allowing for quick identification of appraisals with high potential for repurchase or loss, as well as those with low risk which require less review and fewer resources.

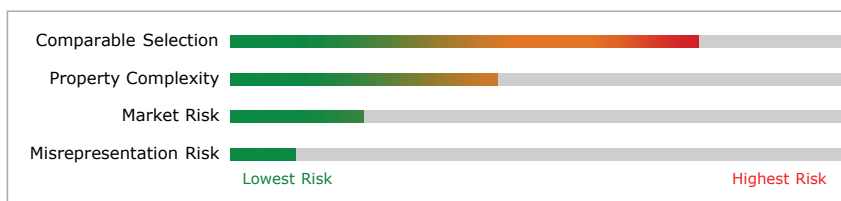
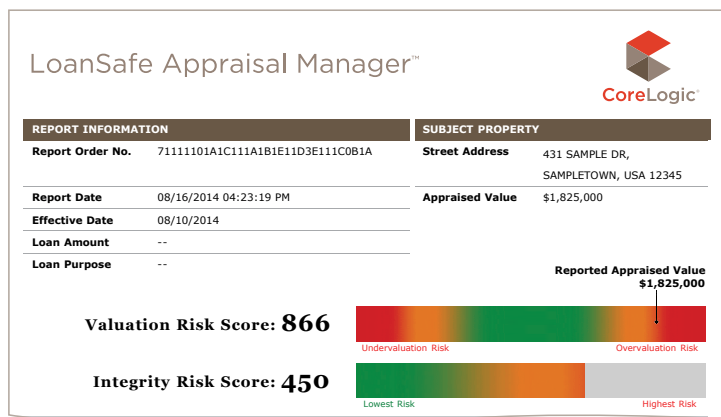
## Gain Transparency Into Valuation Risk & Appraisal Quality

LoanSafe Appraisal Manager simultaneously evaluates the Integrity and Valuation risk factors of an appraisal, as well as comparable selection, market risk and more. Analysis of individual aspects of the appraisal gives review teams a clear understanding of where to focus review efforts.

The Valuation Risk Score incorporates a two-tailed risk spectrum, which allows reviewers or underwriters to quickly assess the degree to which there may be property over or under-valuation, and easily determine the level of review required.

The Integrity Risk Score gives insight into the overall quality of the appraisal report without having to manually verify its completeness and adherence to UAD, USPAP, FIRREA and other standards.

To further channel the appraisal through the review process, use the Comparable Selection, Property Complexity, Market Risk and Misrepresentation Risk measurements to help determine if specific portions of the appraisal will require additional exploration.



## VALUATIONS

### A Single Solution to Efficiently and Effectively Review Appraisals

- ▶ Rapidly assess whether appraisals are complete and follow USPAP, UAD and other regulatory requirements.
- ▶ Leverage market-leading valuation analytics to evaluate the possibility of appraisal over and under-valuation.
- ▶ Evaluate comparable selections, property data and detect collateral-related fraud with seamless access to MLS\* and public record data
- ▶ Gauge property condition with interior and exterior MLS\* photos for both subject property and comparables
- ▶ Set customizable alerts to provide recommendations and identify specific areas for further review
- ▶ Determine where to dedicate review efforts via individual risk measurements.

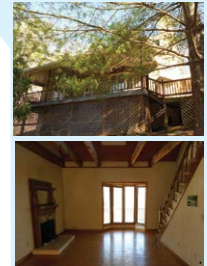
\*MLS Data where available through CoreLogic Partner InfoNet Program and alternate listing data sources

## Quickly Analyze Comparable Data and Location

In addition to providing overall risk and integrity measurements, LoanSafe Appraisal Manager brings the subject, comparable and market data right to your fingertips to quickly work through the comparable review. Comparable data validation is completed automatically and the report provides a detailed side-by-side comparison of the appraisal data, public record information and multiple listing service (MLS) data\*. Embedded MLS photos bring added perspective to both subject and comparable properties. A valuation and street map visually details the subject property's location and proximity to both appraisal provided comparables and comparables identified by the LoanSafe Appraisal Manager search.

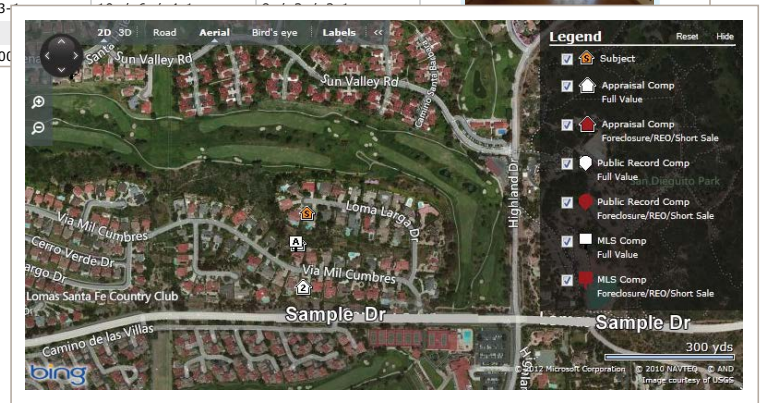
COMPARABLE PROPERTY INFORMATION			
	SUBJECT	COMP 4	COMP 5
<b>PROPERTY COMPARISONS</b>			
Address	141 MILLS BROOK PATH ANYTOWN, GA 12121	446 HILLSIDE STORE RD SAMPLETOWN, GA 30134	2253 SUNSET BRIDGE RD, SAMPLETOWN, GA 30134
Distance From Subject	--	1.76 miles W	0.12 miles SW
Reported Appraised Value / Sales Price	\$1,825,000	\$2,200,000	\$1,638,000
Appraised / Sale Date	March 2011	December 2010	December 2010
Price Per SqFt	\$0	\$561	\$515
Living SqFt / Lot SqFt	3,986 / 21,780	3,925 / 14,114	3,180 / 23,958
View	N;Res;Res	N;Res;Res	N;Res;Res
Rooms / Bed / Bath	8 / 4 / 3		
Year Built	1977		
Last Sale Date	May 26, 200		

MLS PHOTOS OF BOTH INTERIOR AND EXTERIOR ARE VIEWABLE WHEN AVAILABLE.



## Easily Verify Market Conditions

Gain an understanding of the market at the ZIP Code level with the Market Conditions section of LoanSafe Appraisal Manager. Market Conditions calculations include inventory information, Listing Analysis, Market Trends for the past 90 days, Sales & Price Trends, Foreclosure Activity and more.



## Why CoreLogic is the Right Choice for Your Business

CoreLogic is the largest provider in the U.S. of real estate, property ownership, fraud, mortgage and mortgage securities data—and the advanced analytics that use them.

### The market-specific data from CoreLogic covers:

- ▶ 99 percent of U.S. residential properties
- ▶ Over 700 million historical transaction records and data spanning over 40 years
- ▶ Over 90 million mortgage applications

CoreLogic leverages this data, analytics and experience to deliver the solutions that help our clients achieve their business goals. We are ready to help you achieve your business goals.

FIND OUT MORE ABOUT LOANSAFE APPRAISAL MANAGER AND OUR OTHER VALUATION SOLUTIONS TODAY. PLEASE CALL 866-774-3282 OR VISIT [CORELOGIC.COM](http://CORELOGIC.COM)

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